

APPROXIMATELY 5,000 SF RETAIL / OFFICE / MEDICAL SPACE

FOR LEASE IN DOWNTOWN BUFFALO

BUILDING FEATURES

Availability	5,000 ± Sq.Ft.
Parking	Ample On-Site
Zoning	M1

Property Highlights

- Excellent opportunity to be part of the revitalization of Downtown Buffalo
- Situated on Broadway, between Elm Street and Michigan Avenue, next to Historic District undergoing rehabilitation
- Exceptional visibility and accessibility
- New York State and FDA approved for food processing
- New concrete floors throughout
- Recently renovated interior
- Within walking distance to the Central Business District
- Minutes to: NYS Thruway, I-190, Buffalo-Niagara International Airport, Peace Bridge to Canada
- Ideal for any retail or office use

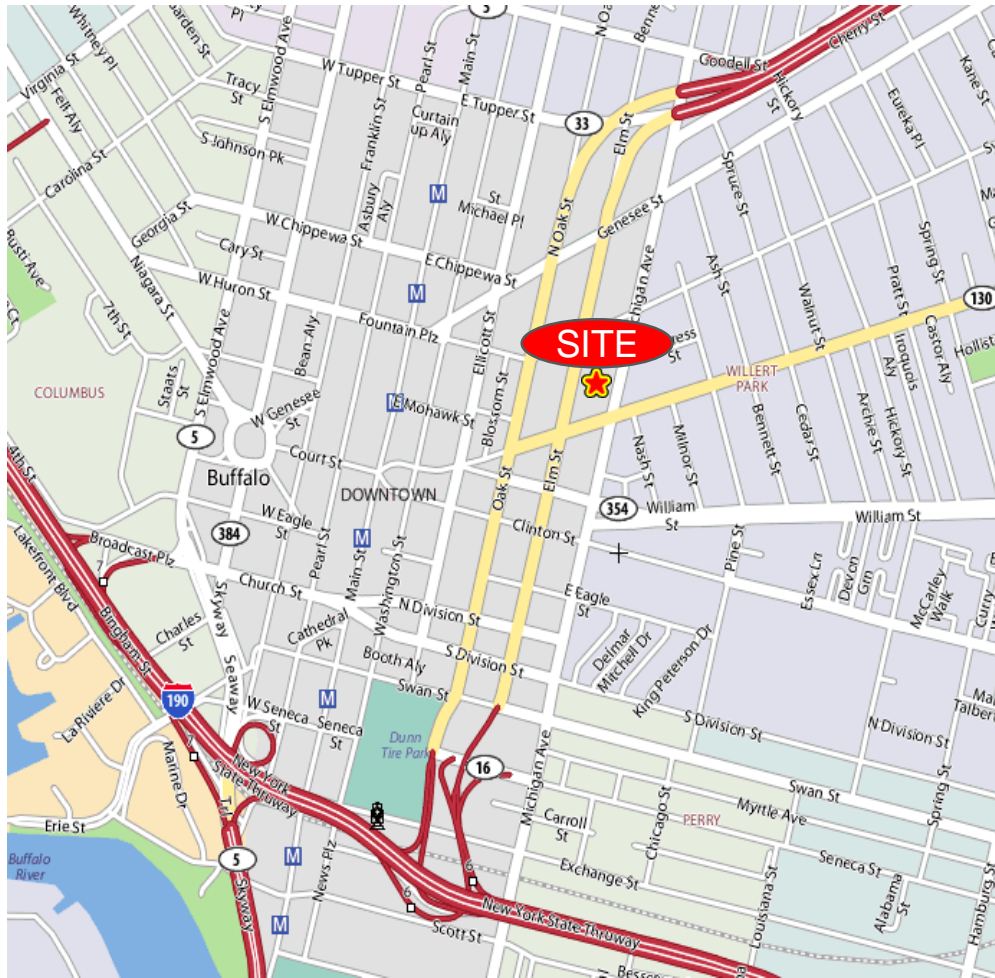


For more information, contact:

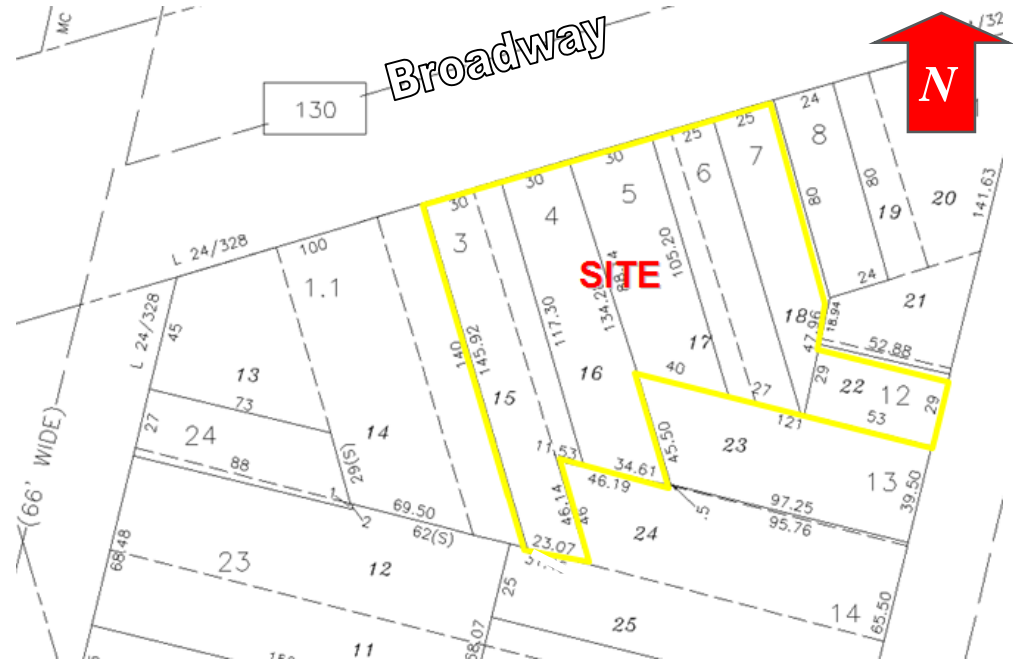
Sheldon M. Berlow
Associate Real Estate Broker
716.852.7500 x.104
sberlow@pyramidbrokerage.com

14 Lafayette Square
Suite 1900
Buffalo, New York 14203
phone: +1 716 852-7500

pyramidbrokerage.com



Location Map



Tax Map / Aerial